



**PLANNING COMMISSION
ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT,
AND ZONING MAP AMENDMENT CASE SUMMARY**

**567, 751 SPEARS CREEK CHURCH ROAD
ANNEX, ASSIGN LAND USE CLASSIFICATION
URBAN EDGE RESIDENTIAL SMALL LOT (UER-1) AND
URBAN EDGE COMMUNITY ACTIVITY CENTER (UEAC-1) AND
ASSIGN ZONING OF PUD-C / PUD-R
(PLANNED UNIT DEVELOPMENT, COMMERCIAL/ RESIDENTIAL)**

May 2, 2016 at 5:15pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	567 & 751 Spears Creek Church Road		
TMS#	28800-01-03, 28800-01-09		
Applicant:	Interstate Associates, LLC		
Council District:	4	Census Tract:	114.07
County Land Use Plan:	Neighborhood (Medium Density)	Proposed Land Use Plan:	Urban Edge Residential Small Lot (UER-1) and Urban Edge Community Activity Center (UEAC-1)
County Zoning:	Planned Development District (PDD)	Proposed Zoning:	PUD-C / PUD-R, -FW, -FP where applicable (-FW and -FP is only in PUD-R area)
Current Land Use:	Undeveloped	Proposed Use:	Residential/Commercial
Reason for Annexation:	Donut Hole / Municipal Services		

CASE HISTORY

Staff Recommendation:

Annex, Assign Urban Edge Residential Small Lot (UER-1) and Urban Edge Community Activity Center (UEAC-1) Land Use Classifications and PUD-C / PUD-R, -FW, -FP where applicable (-FW and -FP is only in PUD-R area) Zoning

APPROVE

PC Recommendation: 05/02/16 Annex, Assign Urban Edge Residential Small Lot (UER-1) and Urban Edge Community Activity Center (UEAC-1) Land Use Classifications and PUD-C / PUD-R, -FW, -FP where applicable (-FW and -FP is only in PUD-R area) Zoning PENDING

APPLICATION REQUEST

Applicants are requesting annexation in order to receive city services.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The area subject to annexation contains 189.54 acres. The parcels are currently undeveloped in Richland County. Parcels are located to the North/West of the interchange of I-20 and Spears Creek Church Road. Preliminary approval for Brenton Terrace and Brenton Park subdivisions has been granted by Richland County. As a portion of the subject property is within 3,000 feet of Fort Jackson, State law requires notification regarding changes in allowed land uses. Staff has been in contact with Fort personnel regarding this annexation accordingly.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcels are in a “Donut Hole” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas it wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and “islands” or donut holes of unincorporated territory surrounded by the city. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base. Long Range areas include parcels that are anticipated for future growth and urban service expansion, but are currently lacking in basic service availability. The basis for this area is the Water Service Boundary established in the Comprehensive Plan which was then modified for the establishment of an Urban Service Area through a more detailed analysis of existing development and growth of adjacent municipalities. Long Range areas periodically will need to be reviewed to determine whether the status needs revision due to change in conditions.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends portion of the parcels planned for residential development and open space be designated Urban Edge Residential Small Lot (UER-1) and the portion of the parcels planned for commercial use be designated Urban Edge Community Activity Center (UEAC-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Small Lot (UER-1)

Urban Edge Residential Small Lot neighborhoods account for a significant portion of the City’s existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred

after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Cul-de-sacs are most prominent in this development type.

Primary Types

- Single-family Detached

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Small Format Business / Employment (excl. Flex)
- Small Format Civic / Institutional
- Cemeteries & Mausoleums

Urban Edge Community Activity Center (UEAC-1)

Urban Edge Community Activity Centers are small to medium scale, mixed-use activity centers with community-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the city, typically a 3-5 mile radius or drive distance. These activity centers are found in the outer areas of the city, frequently near highway interchanges, and are subdivided from large, undeveloped tracts or as redevelopment of larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.

Primary Types

- Small and Medium Business / Employment (excl. Flex)
- Multi-family Small and Medium Mixed-use

Tertiary Types

- Civic/Institutional
- Single-family Attached
- Large Format Commercial
- Cemeteries & Mausoleums

Secondary Types

- Small and Medium Multi-family
- Small and Medium Flex

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcels are not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcels and surrounding parcels are currently zoned PDD Planned Development in Richland County and surrounding parcels within the City of Columbia are PUD-R and PUD-C Planned Unit Development Residential/Commercial.

The parcels are proposed to be designated with the zoning PUD-R Planned Unit Development - Residential and PUD-C Planned Unit Development - Commercial within the City of Columbia as shown on the attached map. The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the

intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

STAFF RECOMMENDATION

Recommend approval of a resolution assigning Urban Edge Residential Small Lot (UER-1) and Urban Edge Community Activity Center (UEAC-1) land use classification as shown on the attached map.

Recommend to City Council Annex with Urban Edge Residential Small Lot (UER-1) and Urban Edge Community Activity Center (UEAC-1) land use classification and zoning of PUD-C / PUD-R as shown on the attached maps, with zoning of -FW and -FP where applicable.



Future Land Use Map

567 & 751 Spears Creek Church Road, TMS#: 28800-01-03 & 28800-01-09
Proposed Interim FLU: UEAC-1 & UER-1

Department of Planning & Development Services

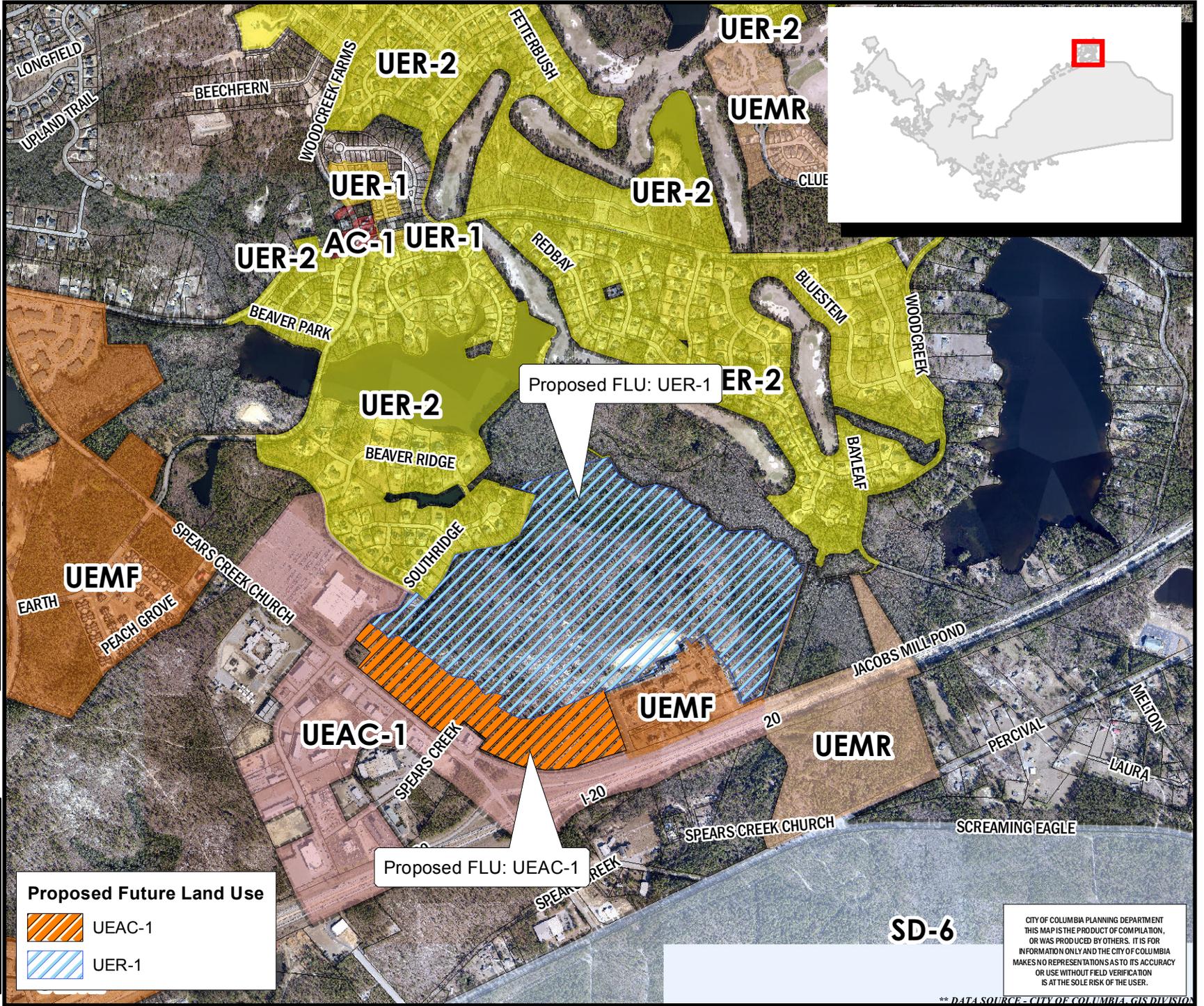
Legend

- CITY LIMITS
- PARCELS
- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

N

0 300 600 1,200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
April 15, 2016



Proposed Future Land Use

- UEAC-1
- UER-1

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
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** DATA SOURCE - CITY OF COLUMBIA GIS DIVISION

Zoning Map

567 & 751 Spears Creek Church Road, TMS#: 28800-01-03 & 28800-01-09
 Existing Zoning: PDD (Richland County); Proposed Interim Zoning: PUD-C, & PUD-R, -FW, -FP

Department of Planning & Development Services

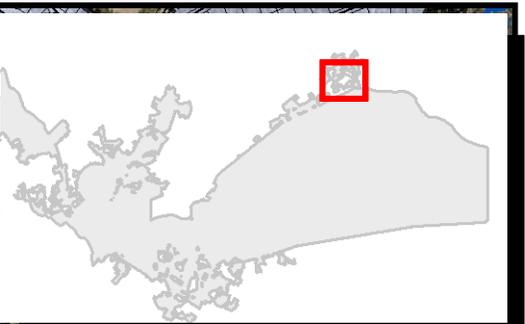
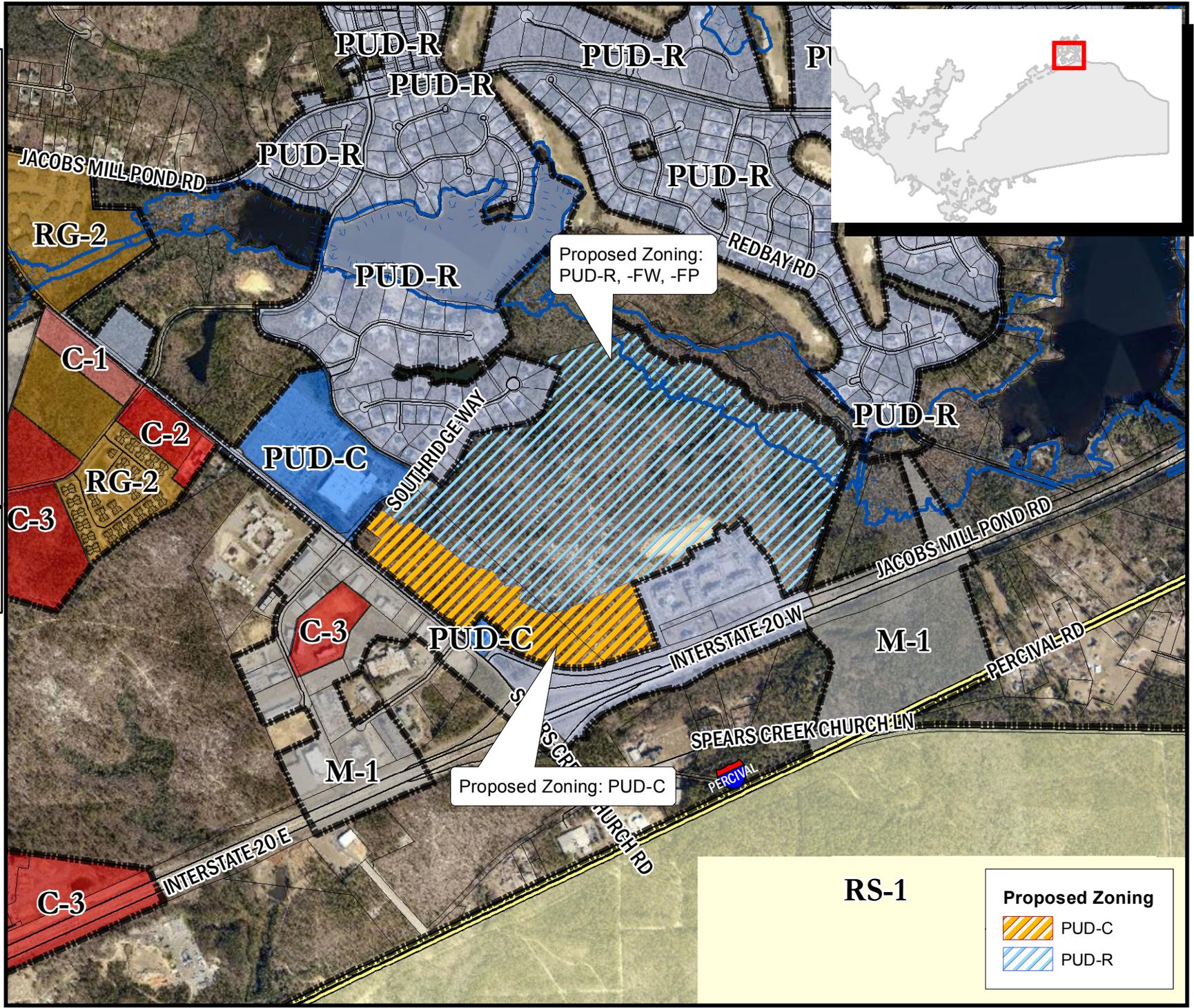
Legend

CITY LIMITS
 PARCELS

0 250 500 1,000 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Leigh DeForth
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DISCLAIMER:
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Proposed Zoning

PUD-C

PUD-R